

1 BILL NO. R-83-06- //

2 DECLARATORY RESOLUTION NO. 9-55-83

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 June 2, 1983, to have the following described property designated
7 and declared an "Urban Development Area" under Division 6, Art-
8 icle II, Chapter 2 of the Municipal Code of the City of Fort
9 Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

10 Part of Lot L in Merchandise Place,
11 an addition to the City of Fort Wayne;

12 said property more commonly known as Distribution Drive; and

13 WHEREAS, it appears that said petition should be pro-
14 cessed to final determination in accordance with the provisions
15 of said Division 6.

16 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
17 OF THE CITY OF FORT WAYNE, INDIANA:

18 SECTION 1. That, subject to the requirements of Sec-
19 tion 2 below, the property hereinabove described is hereby de-
20 signated and declared an "Urban Development Area" under I.C.
21 6-1.1-12.1.

22 (a) An affirmative ("Do Pass") recommendation by the
23 Fort Wayne Redevelopment Commission, after due
24 hearing, analysis and study in accordance with
25 the provision of Division 6, Article II, Chapter 2
26 of the Municipal Code of the City of Fort Wayne,
27 Indiana of 1974, as amended; and

28 (b) Final confirmation hereof by due passage upon the
29 final vote hereon.

30 SECTION 2. That this Resolution shall be in full force
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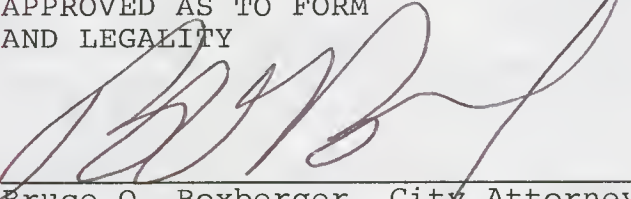
1 Page Two

2
3 force and effect from and after its passage and any and all ne-
4 cessary approval by the Mayor.

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Councilmember

7 APPROVED AS TO FORM
8 AND LEGALITY

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10 Bruce O. Boxberger, City Attorney

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Read the first time in full and on motion by Stier,
seconded by Stier, and duly adopted, read the second time
by title and referred to the Committee Regulations (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 6-14-83

Sandra E. Kennedy
CITY CLERK

Read the third time in full and on motion by Stier,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 8-23-83

Sandra E. Kennedy
- CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)

(APPROPRIATION) (ORDINANCE) (RESOLUTION) NO. Q-55-83

on the 23rd day of August, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy
CITY CLERK

Ray A. E. Clark
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 24th day of August, 1983, at the hour of
11:30 o'clock AM, E.S.T.

Sandra E. Kennedy
CITY CLERK

Approved and signed by me this _____ day of _____
19____, at the hour of _____ o'clock _____ M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

NO. _____

19 _____

RECEIVED FROM _____

_____ DOLLARS

Account Total \$ _____

Amount Paid \$ _____

Balance Due \$ _____

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property Distribution Drive
Fort Wayne, IN 46825
- Street Boundaries (if applicable) N/A
2. Legal Description of Property Part of Lot L in Merchandise
Place, an addition to the
City of Fort Wayne
3. Township Washington
4. Taxing District _____
5. Current Zoning District M-2
6. Variance Grant (if any) None
7. Owner(s) H & L Realty,
an Indiana Partnership
8. Address of Owner(s) 1103 1/2 Summit
New Haven, IN 46774
9. Telephone Number 484-3149
10. Agent of Owner (if any) Stephen E. Lewis
11. Address 2000 Fort Wayne Bank
Fort Wayne, IN 46802
12. Telephone Number 424-2000.
13. Relationship of Agent to Owner Attorney
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) Plat Book 29,
pages 146-148
15. Current Use of Property
- (a) How is property presently used? undeveloped for 15 years
- (b) What structure(s) (if any) are on the property? None
- (c) What is the condition of this structure/these structures?
N/A
16. Current Assessment on Land and Improvements
- (a) What is the amount of latest assessment? \$8,800.00
- (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) \$641.74 on Land Assessment of \$8,800.00 for
1982 due 1983. This is for entire Lot L; subject tract
is approximately 45% of Lot L.

17. Description of Project Owner's purpose to erect a steel building to be used as a moving company office and warehouse
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? Summer 1983
- (b) When is completion expected? Fall 1983
19. Cost of project (not including land cost) \$115,000.00 plus
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 10 employees,
- (b) What kind of work will employees be engaged in? general warehousing; office work; residential moving
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 2 new jobs
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) none
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?
- The lot although developed in excess of 15 years ago has remained undeveloped. Also the property is serviced by an open drainage ditch
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? Yes
- (b) Will the project improve or replace a deteriorated or obsolete structure? No, it will provide a new facility on an undeveloped industrial site.

(c) Will the project preserve a historically or architecturally significant structure? No

(d) Will the project contribute to the conservation and/or stability of a neighborhood? Yes, in that it will continue development of an industrial area

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade; landscaping, new design)? It will provide a new facility in an industrial area constructed to the latest standards of design and engineering.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes X No

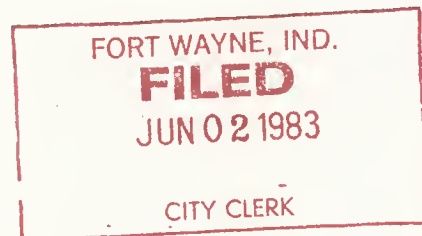
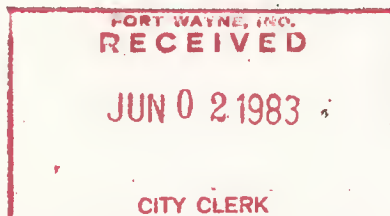
25. Financing on Project

What is the status of financing connected with the project?
Financing is tentatively committed by a local banking institution.

I hereby certify that the information and representations on this Application are true and complete.

Richard D. Lauer
Signature(s) of Owner(s)

6/1/83
Date



BILL NO. R-83-06-11

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
~~XXXXXXXXXXXX~~ A DECLARATORY RESOLUTION designating an "Urban Development
~~ORDINANCE~~
Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

Janet G. Bradbury
Victure Scruggs
Mark E. Giaquinta
R. J. Schomburg

Concurred 8.23 J. Kennedy

Admn. Appr. _____ 6294

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

7-83-06-11

DEPARTMENT REQUESTING ORDINANCE City Clerk's Office

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Urban
Development Area" under I.C. 6-1.1-12.1.

Part of Lot L in Merchandise Place, an addition to the City of Fort
Wayne, Indiana.

EFFECT OF PASSAGE A new facility that will continue development of an
industrial area, creating two new jobs and ten permanent jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$115,000.00 plus (not
including land cost).

ASSIGNED TO COMMITTEE (PRESIDENT) _____

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: August 10, 1983
TO: Councilman James S. Stier, Council
Committee on Regulations
FROM: Gary E. Wasson, Executive Director
SUBJECT: City Council Bill No. 83-07-11
Tax Abatement - H & L Realty

Background

On June 14, 1983, Declaratory Resolution No. 83-06-11 was introduced in City Council requesting designation of the property located at Merchandise Place (N $\frac{1}{2}$ of Lot "L") as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on August 8, 1983. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission at their Regular Meeting on August 8, 1983, did adopt the attached Resolution No. 83-34 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

The north approximately one half of Lot "L" in
the Merchandise Place, City of Fort Wayne

as an "Urban Development Area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

1. H & L Realty is presently in the real estate and residential moving business, but wish to expand into the warehousing business. A new building will be erected in the Merchandise Place Addition, which is an industrial area.
2. Following the completion of the new structure, there is expected to be ten permanent jobs created. Two of the ten jobs will be new jobs for Fort Wayne.
3. The project address the intent of the Municipal Code of the City of Fort Wayne, Indiana under Division 6, Article II, Chapter 2, as amended, and I.C. 6-1.1-12.1 as follows:

Councilman James S. Stier

Page 2

August 10, 1983

- a. Lack of development
- b. Cessation of growth
- c. Effective utilization of
- d. Neighborhood conservation and stabilization
- e. Improvement of the physical appearance of the City
- f. Increase in employment

If you need any additional information, please contact the
Redevelopment Commission.

GEW/jw

enclosures

cc: Sandra Kennedy ✓

RESOLUTION NO. 83-34

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE
ADOPTION OF THE DECLARATORY RESOLUTION
DESIGNATING A PARCEL OF REAL ESTATE AS AN
URBAN DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 8, 1983, at 7:30 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and

WHEREAS, said public hearing was held on August 8, 1983, at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution, and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, or lies within an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues, to wit:

Part of Lot L in Merchandise Place,
an addition to the City of Fort Wayne;

said property more commonly known as Distribution Drive; and

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, Sections 2 and 3 as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

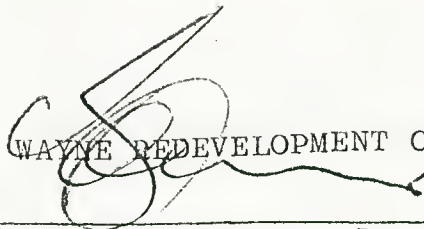
BE IT FURTHER RESOLVED THAT THE DESIGNATION "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation on real estate

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:30 P.M. (EST) on August 8, 1983 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By 
Robert L. Thompson, Jr., President

By _____
Irwin C. Bandemer, Secretary

ATTEST:



Gary E. Wasson, Executive Director

ADOPTED: August 8, 1983



The City of Fort Wayne

August 29, 1983

H & L Realty and Indiana Partnership
1103 1/2 Summit
New Haven, IN 46774

Dear Sir:

Enclosed please find resolution related to your application for tax abatement. This resolution is to be presented to the County Auditor.

If there are any further questions please call Gary Wasson, Redevelopment Department, 427-1227.

Sincerely,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1